

Case No. SP-03004

Applicant: Rocky Gorge

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,  
SITTING AS THE DISTRICT COUNCIL

ORDER AFFIRMING PLANNING BOARD DECISION

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 03-75, to approve a Detailed Site Plan for 157 townhouse or condominium dwelling units on property described as approximately 18.25 acres of land in the M-X-C Zone, within the Fairwood Subdivision, north of Fairwood Parkway and east of MD 450, is hereby:

AFFIRMED, for the following reasons:

A. The District Council agrees with the Planning Board, for the reasons stated in the Board's Resolution, that this Detailed Site Plan meets the conditions and requirements in the approved Comprehensive Sketch Plan, CP-9504, the approved Final Development Plan, FDP-9701, the approved preliminary plan of subdivision, 4-97024, the approved signage program, in DSP 99034, and the approved infrastructure program, in DSP 99052.

B. The Council further agrees with the Planning Board, for the reasons stated in the Board's Resolution, that the project proposed in this site plan conforms generally with the purposes and requirements in the M-X-C Zone. This site plan and two prior plans, DSP-01031 and DSP 02036, will provide a wide range of dwelling units for different levels of income and age and for different types of families. Prior approved plans show that the proposed community will have a mix of residential uses, commercial uses, and recreational and public uses, and it will also have substantial open space areas.

C. The Council further agrees with the Planning Board, for the reasons stated by the Board, that the proposed project, with the prior approved site plans for 162 single-family detached dwellings and 75 attached dwellings, will be a cohesive development, when combined with commercial, recreational, and public uses approved conceptually in plans submitted earlier; will provide a convenient and comprehensively designed pedestrian system; devotes adequate attention to human scale, the quality of urban design, and other amenities for pedestrian activities and for community gathering places; and conforms generally with the approved Final Development Plan, FDP-9701.

D. The District Council further approves the architectural elevations in the record, for the reasons stated by the Planning Board, subject to compliance with the modified conditions stated below. The townhouse exteriors must be redesigned, in the same general architectural style, so that each group of attached units has front facades of 100% brick composition. Front facades of 100% brick accord with present standards in Section 27-546.04(g), which require that 60% of the units have facades of brick, stone, or stucco. The present proposal is not a conventional townhouse arrangement with separate lots, and the regulations in subsection (g) are not strictly applicable, but the Council finds that in this case it is appropriate, because of the visibility of these units and their construction early in the Fairwood development, to maintain a high standard of residential development. A variance is not required from Section 27-546.04(g), but a modification from the strict standard (brick facades on 60% of the units) is appropriate. The modification approved in this Order will be in accord with the legislative intention in subsection (g) while allowing the applicant to provide the same general architectural style as is proposed in the record.

E. The District Council further concurs with the Planning Board’s master plan, environmental, transportation, and parking and public improvements findings, for the reasons stated by the Board.

Affirmance of the Planning Board’s decision is subject to the following conditions:

1. Prior to signature approval, the following revisions shall be made or information supplied:

(a) Additional sidewalk connections shall be provided along the west side of Gladys Retreat Drive in front of Units 9-14, along the south side of Gladys Retreat Drive in front of Units 41-44, along the west side of Alley ‘D’ in front of the garages for Units 137-144, along Alley ‘E’ in front of the garage entrances for Units 99-106, and along the northern side of Annette’s Retreat Drive from the parking area just north of Unit 80 to Unit 88.

(b) The design of the gravel promenade shall be indicated and shall be of sufficient stability to meet ADA guidelines.

(c) The dimensions of all garages shall be added to the template sheet.

(d) The parking space dimensions shall be provided either within the general notes or on the parking schedule.

(e) The parking calculations shall be revised to reflect the numbers in the Site Development Data.

(f) The plans shall be revised to provide seven more off-street parking spaces for guests at locations to be agreed upon by applicant and staff.

2. The Landscape Plan shall be revised to provide for 70% native trees and shrubs from the U.S. Fish and Wildlife Services’ “Native Plants for Wildlife Habitat and Conservation Landscaping” Guide (Maryland Coastal Plain) [printed May 2001].

3. Brick shall be required on the front façade (excluding structurally impractical areas such as gables, cantilevered bay windows, or dormer facings) of 100% of the dwelling units constructed within the community. Each row of attached units shall be considered to have a front façade on only one side of the buildings, regardless of the placement of entrance doors. The following end units, including all end units located along Fairwood Parkway and Robert's Prospect Drive, will have brick sides: Lots 1, 3, 4, 6, 7, 8, 9, 11, 12, 14, 25, 26, 30, 45, 81, 84, 85, 88, 122, 123, 151-153, 155, 156, and 157.

Ordered this 9<sup>th</sup> day of June, 2003, by the following vote:

In Favor: Council Members Shapiro, Bland, Dean, Dernoga, Exum, Hendershot and Knotts

Opposed: Council Member Peters

Abstained:

Absent: Council Member Harrington

Vote: 7-1

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON  
REGIONAL DISTRICT IN PRINCE GEORGE'S  
COUNTY, MARYLAND

By: \_\_\_\_\_  
Peter A. Shapiro, Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

